092.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,200 / 826,200
					USE VALUE:	826,200 / 826,200
					ASSESSED:	826,200 / 826,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		EPPING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOGGS DAVID L & ALDIE J	
Owner 2:		
Owner 3:		
Street 1:	1 EPPING ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,750 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2369 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4750.000	432,400		393,800	826,200
Total Card	0.109	432,400		393,800	826,200
Total Parcel	0.109	432,400		393,800	826,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.78 | /Parcel: 348.7

Legal Description

User Acct 59787

GIS Ref

GIS Ref

Insp Date 07/26/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 092.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	432,100	0	4,750.	393,800	825,900	825,900	Year End Roll	12/18/2019
2019	101	FV	320,900	0	4,750.	399,400	720,300	720,300	Year End Roll	1/3/2019
2018	101	FV	320,900	0	4,750.	298,100	619,000	619,000	Year End Roll	12/20/2017
2017	101	FV	320,900	0	4,750.	270,000	590,900	590,900	Year End Roll	1/3/2017
2016	101	FV	253,200	0	4,750.	258,800	512,000	512,000	Year End	1/4/2016
2015	101	FV	247,200	0	4,750.	219,400	466,600	466,600	Year End Roll	12/11/2014
2014	101	FV	247,200	0	4,750.	208,100	455,300	455,300	Year End Roll	12/16/2013
2013	101	FV	247,200	0	4,750.	198,000	445,200	445,200		12/13/2012

!7537!

PRINT

Date	Time
12/10/20	22:09:50

LAST REV

Date	Time
11/04/16	14:19:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7537

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13872-346		1/1/1980		68,500	No	No		Y

USER DEFINED

Prior Id # 1:	59787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2016	505	Manual	4,000					install free stand
12/18/2015	1948	Redo Kit	90,000					
5/17/2004	377	Wood Dec	12,000			G6	GR FY06	10X28
6/11/1996	266	Addition	50,000					14X24 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/22/2016	Left Notice	DGM	D Mann
7/22/2016	Permit Visit	DGM	D Mann
12/3/2008	Meas/Inspect	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
3/18/2005	Permit Visit	BR	B Rossignol
3/23/2000	Inspected	276	PATRIOT
1/26/2000	Measured	276	PATRIOT
8/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4750		Sq. Ft.	Site		0	70.	1.18	5									393,750						393,800	

Total AC/HA: 0.10904 | Total SF/SM: 4750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,750 | Spl Credit | Total: 393,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22793925
Const Adj.:	1.01686859
Adj $ / SQ:	156.082
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484702
Depreciation:	52348
Depreciated Total:	432354

COMMENTS

OF= BMT SINK & XTRA BATH SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2				HB	1	

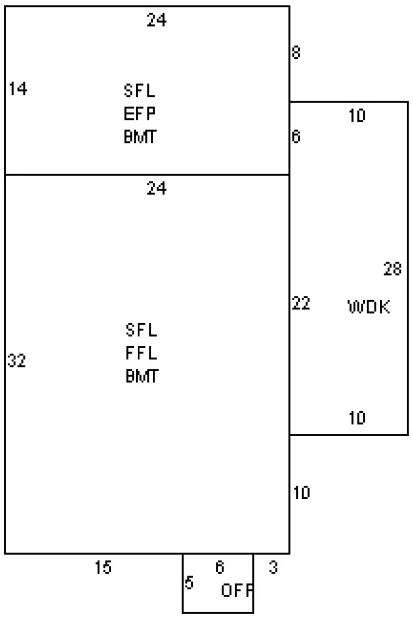
REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.08
Special Features:	0	Val/Su Net:	121.22
Final Total:	432400	Val/Su SzAd	238.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	62.040	68,495
SFL	Second Floor	1,049	156.080	163,698
FFL	First Floor	768	156.080	119,871
EFP	Enclos Porch	336	35.920	12,070
WDK	Deck	280	9.730	2,725
OFP	Open Porch	30	44.740	1,342

Net Sketched Area:	3,567			Total:	368,201
Size Ad	1816.7999	Gross Are	3622	FinArea	2369

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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